
Luppitt Neighbourhood Plan



Planning Policies, Community Actions and Appendices

with an audio introduction by Christine Ryder, Parish Councillor and member
of the LNP Steering Group

2021 - 2031

Luppitt Parish Council

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POLICIES

4.7 Policies - A Balanced Community

Policy BC1 - Protecting Parish Facilities

Development leading to the loss or change of use of an existing community facility (including, but not limited to, St Mary's Church, the village hall, pub, children's playground, cricket field and tennis court) will be strongly resisted unless it can be demonstrated that there is no longer a need or demand for the facility or that it is no longer economically viable.

5.9 Policies - The Natural Environment

Policy NE1 Protecting and Enhancing the Rural Landscape

1. Rural Landscape and Distant Views Development and change of use proposals will only be supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views.

2. Tranquillity and Rural Nature Development and change of land use proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of the landscape.

Policy NE2 Protecting and Enhancing Natural Habitats

1. Biodiversity Development and change of land use proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are offered to fully mitigate such impacts, and where proposals deliver a net gain in the biodiversity¹ of habitats.

2. Devon Banks² Where development and change of land use proposals entail the removal of any part of a traditional Devon bank, development proposals will only be supported where mitigation measures include the replacement of the lost habitat which must be properly established and permanently maintained.

¹ Government Circular 06/2005

² Appendix 1 - Definitions

6.6 Policies - The Built and Historic Environment

Policy BHE1 Protecting the Built and Historic Environment

1. Protecting Designated Heritage Assets (Listed Buildings) Development and change of land use proposals that affect a Listed building (or other designated heritage asset³) or its setting will only be supported where the proposals properly protect or enhance both the fabric and setting of the Listed building or asset.

2. Protecting Non-Designated Heritage Assets⁴ Development and change of land use proposals that affect non-designated heritage assets, identified by the Parish Council as contributing to the character of the parish⁵ through their age, architectural style or historical merit, will only be supported where those heritage assets are retained and protected.

7.6 Policies - New Development and Change of Land Use

Policy ND1 - Location Parameters for New Development

1. Brownfield Land⁶ To preserve the rural landscape and the character of Luppitt, applications for development or change of land use of farmland, woodland or amenity land will be strongly resisted except for uses connected with agriculture, horticulture and forestry or community uses. The use of previously developed 'brownfield land' is preferred for any development or change of land use.

2. Flood Plain To preserve the rural landscape and prevent an unnecessary risk of flooding, applications for development or change of land use within the flood plains⁷ of the River Otter and River Love will be strongly resisted, except for uses connected with agriculture.

Policy ND2 - Materials, Design and Siting

To preserve the unique character of the parish and the rural landscape, great weight will be given to the following criteria in all applications for development or change of land use:

³ Appendix 1 - Definitions

⁴ Appendix 1 - Definitions

⁵ *Luppitt Landscape Character Assessment* available at www.luppittparishcouncil.co.uk

⁶ Appendix 1 - Definitions

⁷ Appendix 12 - Luppitt Flood Plain Map

1.	Adverse Impact Development and change of land use proposals that avoid adverse and harmful impact upon the landscape, existing settlements and neighbouring properties through adverse visual impact and the effects of noise, smell, vibration or increased traffic movements.
2.	Design High quality design, particularly where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish ⁸ . For housing, reference to the <i>AONB Design Guide for Houses</i> ⁹ is encouraged.
3.	Reflecting Rural Character A scale, mass and height of development that is sympathetic and responds to the immediate built environment and landscape and reflects the traditional rural character of the parish.
4.	Siting Siting that avoids hill tops and prominence and is sympathetic to and respects the immediate surroundings and landscape contours and does not adversely affect the local landscape character.
5.	Materials External building materials ¹⁰ and finished colours and tones that are non-reflective, locally distinctive and used to respond positively to the immediate built environment, natural surroundings and local context.
6.	External Lighting Lighting that preserves dark skies by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution.
7.	Screening Screening and landscaping that permanently minimises any adverse impact upon the landscape and surroundings using, wherever possible, trees, hedging, shrubs and other plants that are indigenous to Devon. ¹¹

⁸ *Luppitt Landscape Character Assessment* available at www.luppittparishcouncil.co.uk

⁹ Available from Blackdown Hills AONB

¹⁰ Appendix 5 - Traditional Local Building Materials

¹¹ Appendix 6 - Natural Species

8. **Parking** Parking for cars and other vehicles is provided for on-site and, if necessary, appropriately screened to minimise any adverse impact upon the landscape and surrounding properties.

Policy ND3 – Housing

1. **Rural Exception Sites**¹² The scope for new housing development within the parish is strictly limited to 'rural exception sites' as defined in the National Planning Policy Framework (Rural Housing - Paragraph 77). To be eligible for consideration, sites must satisfy the requirements of Local Plan Strategies 7 and 35, be capable of accommodating all parking on-site and comply with the other policies in this Plan.
2. **Affordable Housing**¹³ Where a Housing Needs Survey demonstrates a need for additional housing, any affordable housing should:
 - be located on a 'rural exception site' (see ND3 (1)) within Luppitt village as defined in Appendix 1
 - comprise a mix of housing sizes and types to meet the demonstrated need
 - comprise at least 66% of the total number of units
 - be subject to occupancy restrictions in accordance with EDDC policy
 - be designed in accordance with the *AONB Design Guide for Houses* and in conformity with the other policies in this Plan.
3. **Open Market Housing** Where a Housing Needs Survey demonstrates a need for additional housing, any open market housing should:
 - be located on a 'rural exception site' (see ND3 (1))
 - comprise small housing of up to three bedrooms
 - comprise no more than 34% of the total number of units
 - be designed in accordance with the *AONB Design Guide for Houses* and in conformity with the other policies in this Plan.

Policy ND4 - Subdivision and Replacement of Houses

1. **Subdivision of Houses** To increase the supply of smaller residential units to encourage the younger generation and other family members to remain in the community, the subdivision of houses into smaller units of accommodation will generally be supported providing there is no significant adverse effect upon the amenity of neighbouring properties

¹² Appendix 1 - Definitions

¹³ Appendix 1 - Definitions

and that each unit of accommodation has appropriate internal and external amenity space and off-street parking and that permitted development rights in respect of future extensions are removed.

2. Replacement Dwellings The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the character of the parish, and the replacement dwelling is of a similar scale and mass to the existing dwelling and in all other respects complies with the policies in this plan. Exceptions will be considered on their merits.

Policy ND5 - Conversion of Redundant Traditional Farm Buildings

To help preserve and protect redundant traditional farm buildings¹⁴ which are identified as non-designated heritage assets,¹⁵ ¹⁶ conversion to other uses will generally be supported. Uses likely to be acceptable include, but are not limited to, small residential use of up to three bedrooms; office use; holiday cottages; other uses connected with tourism; and studios for artists and artisans. Such uses will be generally supported providing that the building's heritage is protected through careful and sympathetic refurbishment using appropriate materials¹⁷ and good craftsmanship and there is full compliance with *Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements*¹⁸ and the other policies in this Plan.

Policy ND6 - New-Build Business Premises

To protect the character of the parish and its rural landscape, the construction of new-build business premises will generally be resisted, with the exception of small-scale artisan studios/workshops which will be encouraged. Such development will be supported providing that it complies with policies ND1 and ND2 and creates local employment opportunities. Any new development that significantly increases traffic movements or adversely impacts upon the landscape, distant views, dark skies or neighbouring properties will be resisted.

¹⁴ Appendix 1 - Definitions

¹⁵ Appendix 1 - Definitions

¹⁶ See 6.5 Non-Designated Heritage Assets and 6.6 Built and Historic Environment (2)

¹⁷ Appendix 5 - Traditional Local Building Materials

¹⁸ Appendix 15 - Re-Use of Traditional Farm Buildings

Policy ND7 - Holiday Cottages

In the interests of promoting community vitality and utilising parish housing stock for full-time resident occupation, the change of use of existing residential dwellings to self-contained holiday accommodation where planning permission is required, and proposals for the construction of new holiday cottages, will be strongly resisted. Other proposals that support tourism, including (but not limited to) guest houses, bed and breakfast, lodges, caravans, tree houses, shepherds' huts, pods, yurts, tents, glamping and camping, will be considered on their merits but will be subject to the provisions of Policy ND10 and must comply with other policies in this plan in regard to their impact upon the landscape and neighbouring properties.

Policy ND8 - Farm Workers' Dwellings

To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the criteria in *Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses*¹⁹ can be met and that any permission is granted subject to an agricultural occupancy condition.

Policy ND9 - Farm Buildings

To assist local farming, new smaller farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance with *Local Plan Policy D7 - Agricultural Buildings and Development*²⁰. If a more isolated location is unavoidable, buildings should be sited within the contours of the landscape to cause minimum visual impact and be effectively screened²¹.

¹⁹ Appendix 14 - Farm Workers Dwellings

²⁰ Appendix 13 - Agricultural Buildings

²¹ Appendix 6 - Native Species

Policy ND10 - Farm Diversification

To assist local farming, support tourism and increase employment opportunities, the diversification from agricultural land use to other uses will be considered on a case-by-case basis subject to the following criteria:

1. Adverse Impact Uses that cause nuisance or adverse impact upon neighbouring properties or the landscape, through visual effect, noise, smell or vibration or are of large scale, will be resisted.

2. Intensive Animal Husbandry Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted.

3. Glasshouses and Polytunnels Development and change of land use proposals that include commercial glasshouses and polytunnels will be resisted unless it can be demonstrated that no environmental or landscape harm will occur. In particular, views into, out of, or across the AONB should not be impacted by glare, and expanses of plastic or glass should not be visible.

4. Wedding Venues, Caravan and Festival Sites The change of land use to wedding venues, caravan sites or festival sites will generally be resisted.

Policy ND11 - HGV Traffic

1. Traffic Movements To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, any development proposal that is likely to result in a permanent and significant increase in HGV traffic movements may be resisted.

2. Management Plan To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan may be required where appropriate and provisions required for monitoring and repair.

8.11 Policies - Climate Change

Policy CC1 - Climate Change and New Development

In recognising the impact of climate change, the need for carbon reduction in the construction and use of buildings and the increased use of renewable energy sources, great weight will be given to applications for new development that are designed to the highest technical standards in this regard.

Policy CC2 - Renewable Energy Retrofit

The retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built surroundings and do not adversely affect neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration or light.

Policy CC3 - Renewable Energy Scale

- 1. Renewable Energy Schemes** Renewable energy schemes will generally be supported if they are of a domestic/non-commercial scale or for collective parish community benefit. Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB.
- 2. Wind Turbines** Wind turbines (except pole or building mounted domestic/non-commercial scale turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.

3. **Solar Photovoltaic Panels**

1. Solar photovoltaic panels installed on domestic or agricultural buildings will generally be supported providing they are non-reflective and do not adversely impact upon the landscape or neighbouring properties.
2. Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.
3. Field-scale photovoltaic panels for commercial use will be resisted, except as in No 4. below.
4. Field-scale photovoltaic panels for collective parish community benefit and decided by a majority vote of parishioners will be supported, providing they are well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties, comply with the other policies in this Plan and meet the requirements of Strategy 46 of the Local Plan (*Landscape Conservation and Enhancement and AONBs*).

COMMUNITY ACTIONS

4.8 Community Actions - A Balanced Community

CA1 Community Action Group The Parish Council will investigate the feasibility of organising an action group of parishioners to work with the Parish Council to:

- (a) actively promote existing parish facilities and services and investigate improvements and enhancements that could be made to those facilities and services;
- (b) identify, promote and manage projects and initiatives to help maintain a strong sense of community that embraces all parish residents.

5.10 Community Actions - The Natural Environment

CA2 Open Access The Parish Council will help to keep open the open access common and moorland areas and the network of public footpaths and bridleways and encourage such access to be used legally and in accordance with the Countryside Code²².

²² Available from Natural England

- CA3 Luppitt Commons²³** The Parish Council will support the work of the Trustees of Luppitt Commons in the proper management and stewardship of the commons and the retention of their status as 'Open Access Land' under the Countryside Rights of Way Act 2000.
- CA4 Changes to Open Access** The Parish Council will keep parishioners informed of any changes in access to the public access areas via the Parish Council website.
- CA5 Existing Impact** The Parish Council will seek ways to reduce any existing impact upon the tranquillity and rural nature of the parish.
- CA6 Keeping Luppitt Tidy** The Parish Council will encourage residents to keep Luppitt tidy by keeping verges clear of litter, maintaining and trimming roadside banks and hedges, and maintaining the village ponds whilst recognising the need to protect wildlife and habitats .
- CA7 Unauthorised Use of Farmland** The Parish Council will actively work with landowners and East Devon District Council to help prevent and enforce against waste dumping, urban creep²⁴ and the otherwise unauthorised use of farmland in the parish.
- CA8 Tree Planting** The Parish Council will encourage the planting of new, preferably native, trees particularly where existing trees are lost through disease²⁵.

6.7 Community Actions - The Built and Historic Environment

- CA9 Designated Heritage Assets (Listed Buildings)** The Parish Council will encourage residents to maintain and preserve the fabric of designated heritage assets (Listed buildings).
- CA10 Non-Designated Heritage Assets²⁶ Identified** The Parish Council will identify and record non-designated heritage assets that contribute to the character of the parish through their age, architectural style or historical merit.
- CA11 Non-Designated Heritage Assets²⁷ Maintained** The Parish Council will encourage residents to maintain and preserve the fabric of non-designated heritage assets where it is possible and appropriate to do so, to prevent dilapidation that would detract from the parish environment and rural setting.
- CA12 St Mary's Church** The Parish Council will support efforts to keep the fabric of St Mary's Church and its setting well-maintained and to keep it open for use.

²³ As described in 5.6 above

²⁴ Appendix 1 - Definitions

²⁵ Appendix 6 - Native Species

²⁶ Appendix 1 - Definitions

²⁷ Appendix 1 - Definitions

7.7 Community Actions - New Development and Change of Land Use

CA13 Housing Needs Survey - The Parish Council will commission an independent Housing Needs Survey to determine the level of affordable and other housing required in the parish.

CA14 Affordable Housing Delivery - If 'need' is established and a suitable site identified, the Parish Council will investigate the feasibility, and encourage the delivery, of affordable housing.

8.12 Community Actions - Climate Change

CA15 Information Sharing - The Parish Council will support the provision of knowledge and information about climate change and renewable energy and make it available to parish residents through the Neighbourhood Plan website

CA16 'Green Code' for Luppitt - The Parish Council will encourage parishioners to adopt and implement a 'Green Code' for Luppitt to help reduce carbon emissions, increase recycling and reduce waste.

CA17 Monitoring Opportunities - The Parish Council will continually monitor opportunities for renewable energy within the parish.

APPENDICES

Appendix 1 - Definitions

'Affordable Housing'

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

(Source: NPPF Annexe 2)

'Brownfield Land' (Previously Developed Land)

'Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape'.

(Source: NPPF Annexe 2)

'Community Land Trust' (CLT)

A CLT is a non-profit making organisation that develops and stewards affordable housing and other community assets and projects on behalf of the community. It is made up of local people who live and work in the community. The CLT's main task is to make sure that affordable housing is genuinely affordable based upon people's earnings and not just for the present occupier, but in perpetuity. A CLT enables land to be provided to the community at a nil or reduced price and kept in community ownership in perpetuity, passed down through the generations. Houses are rented out at a rate that is linked permanently to local incomes. There are over 170 CLT's in England and Wales, most of which are in rural areas.

'Development'

Any reference to 'development' is intended to include 'change of use' and 'change of land use'.

'Development Plan'

Defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, Neighbourhood Plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made

(Source: NPPF Annex 2)

'Heritage Asset'

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets (*i.e. Listed buildings*) and assets identified by the local planning authority (including local listing).

(Source: NPPF Annex 2)

'Luppitt' and 'Luppitt Village'

'Luppitt' in the context of this Plan means the wider parish of Luppitt (also referred to as 'Luppitt parish') the boundaries of which are defined on the map on page 8 and include the hamlets of Beacon, Wick and Shaugh. For the purposes of affordable housing, references to 'Luppitt village' mean the road between Mount Stephens Cross (a highway 'T' junction) marked 'A' on the map on P8 and south past the village hall to Millrise Cross (a highway 'T' junction) marked 'B' on the map to include sites either side with accessibility to that road and services.

'Non-Designated Heritage Asset'

See 'Heritage Asset' defined above. Non-designated heritage assets are non-Listed buildings and structures worthy of retention, determined by their age and condition, architectural style and historical merit and contribution to the character of the parish²⁸.

'Rural Exception Sites'

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

(Source: NPPF Annexe 2)

'Redundant Traditional Farm Buildings'

Historic farmsteads and their buildings are heritage assets which, through continued maintenance, conservation and reuse, make a fundamental contribution to the richly varied character of the English countryside. Structural changes in the farming industry have required farmers to construct new buildings that reduce labour costs and conform to animal welfare regulations. As a result of this and the demand for living in rural areas, many traditional farm buildings are largely redundant for modern agricultural purposes. They have been under the greatest threat - of neglect on one hand, and insensitive development on the other - of any rural building type. In many areas fewer than half of surviving traditional farmsteads are maintained through active agricultural use.

In future years, the pace of change will accelerate further in response to the restructuring and diversification of farm businesses and the increasing demand for living and working in rural landscapes. Maintaining and, where appropriate, reusing farm buildings which no longer have a viable agricultural use is a sustainable option, taking into account the wide range of benefits that they offer:

- They make an essential contribution to England's remarkably varied landscape character and local distinctiveness, telling us about how the land was settled and how our ancestors farmed and lived, thought and built.
- They represent an historical investment in materials and energy, often exemplifying the crafts and skills associated with local building materials and techniques, that can be sustained through conservation and careful re-use.
- They provide an important economic asset for farm businesses or, through adaptive re-use where they have become redundant, a high-quality environment for new rural businesses including home-based working.
- They are irreplaceable repositories of local crafts, skills and techniques, in harmony with their surroundings and using traditional materials, often closely related to the local geology, that are sometimes not available or too expensive for new building projects.
- They may provide important wildlife habitats/

A traditional farmstead or farm building will have significance if they pre-date 1940 and make a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not.

²⁸ See *Luppitt Landscape Character Assessment* available at www.luppittparishcouncil.co.uk

(Source: Historic England - Summarised from more than one reference)

'Site of Special Scientific Interest' (SSSI)

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

(Source: NPPF Annexe 2)

'Urban Creep'

The subtle, temporary or more obvious and permanent attempt to change land use through the storing and use of caravans, cars, sheds, tents, containers, building materials and other non-agricultural paraphernalia on agricultural land.

Appendix 2 - The Consultation Process and Procedural Stages

Background

Publication of the first draft of the Luppitt Neighbourhood Plan (LNP) in March 2018 was preceded by a period of consultation which included a parish-wide questionnaire organised by Luppitt Parish Council in 2014. Upon publication of the draft, a steering group of parish residents was established, together with a committee and six sub-groups who were tasked to consider each section of the draft text in detail. A seventh sub-group was tasked with communications and promotion.

It was considered that the results of the 2014 questionnaire may have become out of date and less relevant after four years so a second parish questionnaire, the '*2018 Luppitt Parish Questionnaire*', was distributed to every household in the parish in November 2018. A new dedicated website was set up and the questionnaire was well publicised in the Parish Magazine, parish notice boards and posters erected throughout the parish. Response to the questionnaire could be made either by hard copy or electronically.

The questionnaire generated a 56% response rate which was unexpectedly high and, statistically speaking, accurately represented the views of 95% of the Parish. Exeter-based consultants *Transform Research Consultancy Ltd* were instructed to analyse the results and they responded with a detailed 24-page report in January 2019. The committee then organised a presentation of the results to the parish on 6th February 2019 to which over fifty residents attended.

The principal messages from the questionnaire were clear - protection of the natural environment and the parish landscape came top of the list of priorities with over 90% of respondents flagging this as of major concern. A large proportion of respondents also felt there was a need for more housing in the parish and suggested that affordable housing, farm workers' dwellings subject to an agricultural occupancy condition and smaller open market houses were most likely to benefit the community. The parish was fairly evenly split over the question of additional parish facilities. Many positive ideas and suggestions covering a wide range of subjects were put forward to benefit the community.

The sub-groups were then asked to consider the findings of the questionnaire analysis report in greater detail and to propose amendments to the draft LNP text which had been largely based upon the original 2014 questionnaire. The subjects covered by sub-groups were:

- A Balanced Community
- Natural Environment
- The Built and Historic Environment
- New Development
- Climate Change and Renewable Energy
- Community Projects

The sub-groups met monthly over a six-month period and the output from each group was distilled into schedules of proposed amendments to the LNP text. When finally completed and agreed, the schedules were circulated to the Steering Group for further comment and the review process finally ended at a Steering Group meeting on 29th May 2019 with agreement as to the amendments to be made to the draft.

Notes of meetings at all levels were taken and distributed. They were also posted on the LNP and Parish Council websites and the chairman of the steering group submitted a report to the Parish Council in person each month whilst regular updates appeared in the Parish magazine. The text of the draft LNP was then amended in detail and the format altered quite significantly in parts to reflect the latest comments. There followed several months' delay caused by a disagreement concerning the timing of an affordable Housing Needs Survey. At the same time, the LNP website became contaminated and was removed from use.

As part of the consultation process, the committee organised an evening presentation entitled '*Luppitt - Protection of the Natural Environment*' on 26th June 2019. This was a parish event open to all residents, including farmers and anyone with land or otherwise with an interest in protecting the environment. It was well attended and representatives from the following organisations made presentations:

- The Blackdown Hills AONB
- Devon Wildlife Trust, and
- The Blackdown Hills Farming and Woodland Group

In February 2020, the revised draft LNP with all amendments completed was then re-submitted to the Parish Council for review and comment. At the same time, an editorial group was established to thoroughly check the text and ensure that policies were written in 'plain English' and could be understood by all. Copies were also submitted to the sub-group leads to ensure that all amendments had been made as requested. A copy of the draft was also sent to EDDC and the AONB for further informal comment. All responses were received by August and the final revised document with all amendments made was returned to the Parish Council in early September 2020 for final approval. Following further minor amendments, the document was finally signed off by the Parish Council in February 2021. The Parish Council then undertook a process of 'policy challenge' to ensure that the proposed planning policies would work in practice before starting the final consultation stages leading to the referendum.

Going Forward

The Government announced that, due to the 2020 global coronavirus (Covid-19) epidemic, the earliest date for referenda would be 2021. Members of the Steering Group committee agreed a programme of final pre-referendum consultation in February 2021. See following - Procedural Stages as at February 2021.

Luppitt Landscape Character Assessment

At the request of the Steering Group, the Parish Council instructed Fiona Fyffe Associates to carry out the *Luppitt Landscape Character Assessment* (LLCA) of Luppitt which was produced in August 2019. An LCA is an aid to decision making and a tool to help

understand what the landscape is like today, how it came to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine the character of the landscape. The LLCA will become a fundamental part of the Neighbourhood Plan. It will assist in determining the planning policies for Luppitt and will become an aid for the Parish Council in making recommendations that will influence the outcome of planning applications. It will also assist EDDC and anyone making a planning application to better understand the character of Luppitt and avoid any proposal that might have an adverse impact upon the landscape.

Procedural Stages as at February 2021

STAGE 1 - 2018 Questionnaire	Undertaken By	Target Date
1. Input hard copy questionnaire results into SurveyMonkey	Transform Research Consultancy Ltd	Completed
2. Analyse responses to questionnaire	Transform Research Consultancy Ltd	Completed
3. Audit of questionnaire procedure	Transform Research Consultancy Ltd	Completed
4. Produce analysis of the questionnaire results in a Report	Transform Research Consultancy Ltd	Completed
5. Print hard copies of the TRC Report (1 copy per household)	CR	Completed
6. Widely promote the 6th Feb 2019 Steering Group Meeting to the parish	Committee	Completed
7. Present TRC Report to 6th Feb 2019 Steering Group Meeting	RMH/CR/MT	Completed
8. Make the TRC Report available via Luppitt Packet/email/LNP and PC websites	CR/RB/MT	Completed
9. Publish Audit and Privacy statement on LNP website	RB	Completed
10. Update the LNP Website	MT	Completed
11. Reconvene sub-groups to consider questionnaire results	RB	Completed
STAGE 2 - Reconvene Steering/Sub Group Mtgs		
12. Publish dates for 2019 meetings	RB	Completed
13. Explain by circular email the procedural steps leading to the referendum	RMH	Completed
14. Confirm Sub-Group Leaders and Sub-Group Members	RB	Completed
15. Sub-Groups to consider TRC Report and feed back to SG	Sub-Group Leaders	Completed

16. Steering Group to agree what should be fed into the LNP draft	Steering Group	Completed
STAGE 3 - Parish Character Assessment		
17. Prepare Parish Character Assessment to identify the Luppitt vernacular building style, building materials used, external colours, housing density and setting, types of farm, plus key landscape features and views.	Fiona Fyffe Associates	Completed
STAGE 4 - Update and Reconfigure Draft LNP		
18. Update the LNP draft text with output from sub-groups and TRC Report agreed by Steering Group	RMH	Completed
19. Re-format LNP to separate Planning Policies from Community Actions and relegate some background text to Appendixes as recommended by independent examiner	RMH	Completed
20. Submit revised draft to Parish Council for review	PC	Completed
21. Submit revised draft to sub-group leaders for further comment	Sub-Group Leaders	Completed
22. Submit revised draft to EDDC/AONB for further informal comment	EDDC/AONB	Completed
23. Submit revised draft to editorial group to ensure use of 'plain English'	RG/GT	Completed
24. Submit revised draft to committee to 'challenge' new planning policies	PC	Ongoing
25. Re-establish LNP web site following contamination	MT	Completed
26. Submit amended LNP to PC for final approval	PC	Completed
27. Submit revised draft to examiner/RICS for preliminary review	(provisional only)	Not undertaken
28. Agree any further final text changes with PC	PC	Completed
29. Make final agreed changes	RMH	Completed
30. Appendices/Maps/Photos/Diagrams/Demographics	RMH	Completed
31. Final document approved by Parish Council	PC	Completed
STAGE 5 - Further Consultation and Public Meetings		
32. Prepare an LNP Summary leaflet for distribution to all parish households	RMH	Spring 2021
33. Prepare display boards and updated PowerPoint presentation for public events	CR	Spring 2021
34. Print copies of LNP and Parish Character Assessment for use at public events	CR	Spring 2021
35. Hold a programme of further consultation and public events including: a parish-wide LNP event; evening presentations in the village hall; Saturday morning surgeries for individual meetings (subject to Covid-19 restrictions)	CR and Steering Group committee	Spring 2021
36. Organise a final Pre-referendum public event	CR	Spring 2021
STAGE 6 - Regulation 14 (6 week pre-submission consultation)		
37. Prepare 'Basic Conditions' Statement (to demonstrate conformity with Government and	RMH	Spring 2021

EDDC policy)		
38. Undertake stakeholder consultation to EDDC list	PC	Spring 2021
39. Undertake final consultation with parishioners, businesses and others	PC	Spring 2021
40. LNP submitted to EDDC for preliminary review and comments	PC	Spring 2021
41. Amend the text from any stakeholder and EDDC comments (voluntary) and record reasons why	PC	Spring 2021
STAGE 7 - Regulation 16 (Formal submission of LNP)		
42. Prepare 'Consultation Statement' to describe actions during the 6 week pre-submission period and all consultation that preceded it	RMH	Summer 2021
43. Submit LNP; Map (showing area covered); Consultation Statement and Basic Conditions Statement to EDDC	PC	Summer 2021
44. Responsibility for the following process is then passed to EDDC:	EDDC	
45. The Plan is publicised by EDDC for a minimum of 6 weeks	EDDC	
46. EDDC comments will be taken to cabinet for approval	EDDC	
47. The Plan is sent for Independent Examination to ensure it complies with the Basic Conditions and meets legal requirements	EDDC	
48. Comments are sent back to the steering group in order to meet the Basic Conditions	EDDC	
49. Steering Group will then revise the text and prepare a final referendum printed version	Steering Group	
50. EDDC then report back to cabinet to accept examiners recommended modifications	EDDC	
51. EDDC organises a Referendum	EDDC	
52. EDDC then send outcome to cabinet to formally 'make' the Plan	EDDC	
53. The Plan is 'made'	EDDC	

RMH Roger Hicks
 RB Rosalind Buxton
 JT John Thorne
 CR Christine Ryder
 MT Michele Turner
 RG Ros Grimes
 GT Glen Turpin
 PC Parish Council

Appendix 3 - Population and Parish Statistics

In 1851 the population of Luppitt parish was 754, of which the majority were born in the parish and engaged in agriculture. Over the 60 years to the 1911 census, the resident population steadily fell by over 40% to 439. Today (2011 Census) it stands at a similar figure - 461 residents (239 male, 222 female)²⁹ an increase of only 22 residents in 100 years.

According to the 2011 Census, 18.6% of the population are employed in agriculture; 72% are in full- or part-time employment or self-employed; and only 0.6% of the parish is unemployed (England average (Ea) 4.4%). Whilst 13.5% are described as having retired from full-time employment (Ea 13.7%), others are semi-retired and may not appear in these figures. Importantly, whilst historically about 10% of the population were over 60, that figure has increased to 32.54% which is slightly less than East Devon as a whole (36.43%) but higher than the England average of 22.32%

The 2011 Census identified that around 20 households are estimated as being in 'fuel poverty', while 16 do not have central heating, and 3 households are estimated as living in overcrowded conditions. The affordability ratio is 18:1 (Ea 15:4)³⁰.

In common with other rural areas, the character of the community has changed significantly from those generations of farming families and rural tradesmen that were born in the parish and lived and worked locally. A more diverse community has evolved that now includes a high proportion of incomers, few of whom are involved in agriculture. Whilst many in the community now work from home, others regularly work and travel outside the parish. One-third of the population is over sixty and yet only 13.5% have completely retired from working life. Such fundamental change adds variety and vitality to the community, but incomers seeking lifestyle change or own local dwellings as holiday homes and letting cottages increase the pressure on an almost static housing stock. As property inflation has continued since the 1960s, local salary inflation has not in the main kept pace, leading to a significant gap in affordability for many in the community.

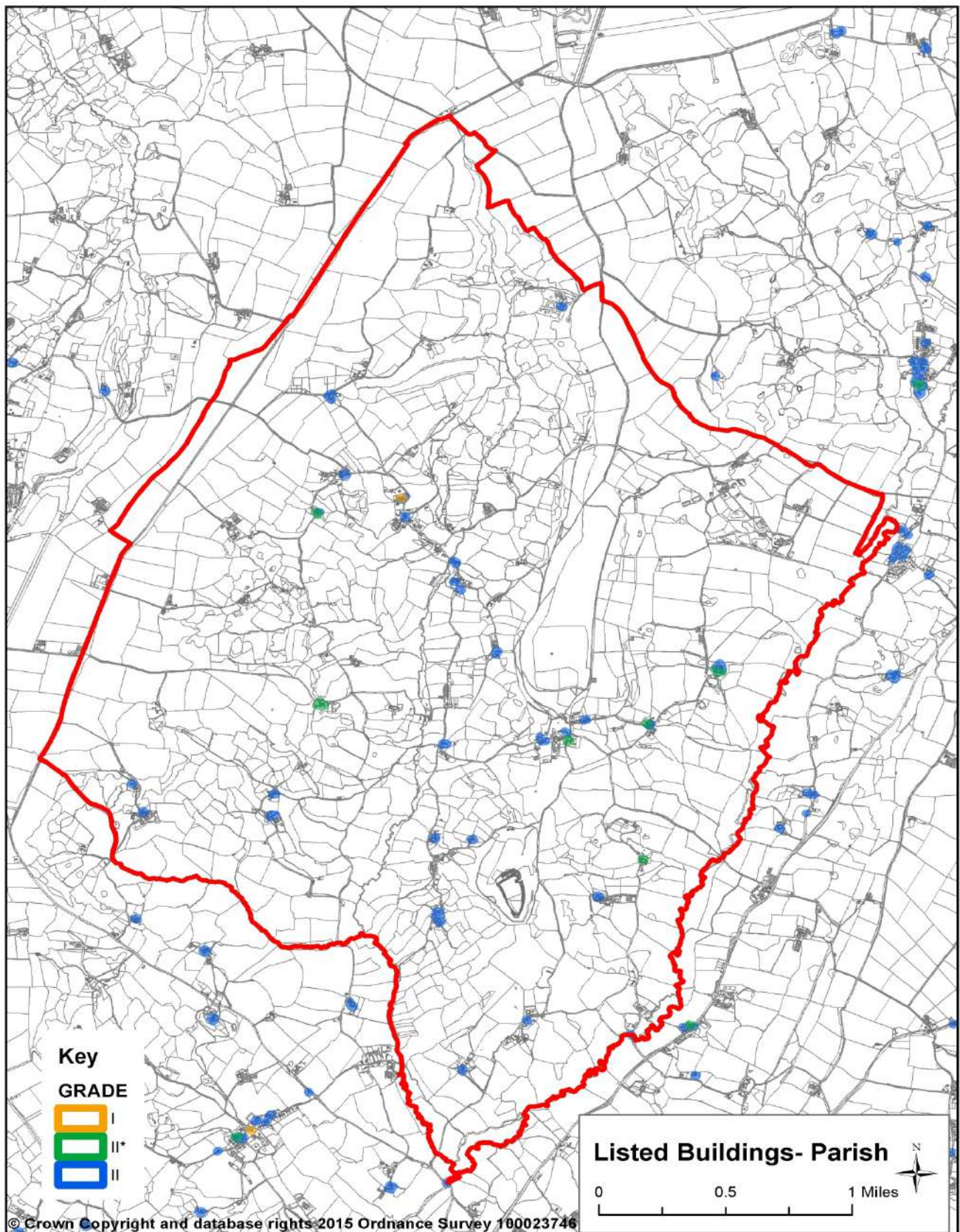
Population change is governed by a number of factors including economic migration, changing birth and death rates (with a greater number of people now living longer), and other 'push/pull' factors such as the availability of housing of the right types to suit different sized households. There are no projections available for Luppitt, but the Office for National Statistics suggests that the population of East Devon (excluding Exeter) will grow from around 135,000 in 2014 to 150,000 by 2031. The population of Luppitt has been stable for the last hundred years and there is nothing to suggest anything other than marginal change over the Plan period.

²⁹ 2011 Census

³⁰ The ratio between earnings and house prices - the lower the figure, the more affordable

2011 Census: Key Statistics		Office for National Statistics			
	Measure	Luppitt	East Devon (Non- Metropolitan District)	South West	England
2011 Population: All Usual Residents (Persons, Mar11) ^{6 7}	Count	461 ⁹	132,457	5,288,935	53,012,456
2011 Population: Males (Persons, Mar11) ^{6 7}	Count	239 ⁹	63,321	2,590,608	26,069,148
2011 Population: Females (Persons, Mar11) ^{6 7}	Count	222 ⁹	69,136	2,698,327	26,943,308
2011 Density (number of persons per hectare) (Persons, Mar11) ^{6 7}	Rate	0.2 ⁹	1.6	2.2	4.1
All Households (Households, Mar11) ^{3 7}	Count	172 ⁹	59,071	2,264,641	22,063,368
All households who owned their accommodation outright (Households, Mar11) ^{5 7 8}	%	48.8 ⁹	47.1	35.4	30.6
All households who owned their accommodation with a mortgage or loan (Households, Mar11) ^{5 7 8}	%	29.1 ⁹	27.8	32.0	32.8
Very Good Health (Persons, Mar11) ^{2 7}	%	45.6 ⁹	43.8	46.9	47.2
Good Health (Persons, Mar11) ^{2 7}	%	42.5 ⁹	36.0	34.6	34.2
Day-to-Day Activities Limited a Lot (Persons, Mar11) ^{2 7}	%	6.9 ⁹	8.9	8.3	8.3
Economically Active; Employee; Full-Time (Persons, Mar11) ^{1 7}	%	21.7 ⁹	32.5	37.4	38.6
Economically Active; Employee; Part-Time (Persons, Mar11) ^{1 7}	%	16.4 ⁹	16.0	15.1	13.7
Economically Active; Self-Employed (Persons, Mar11) ^{1 7}	%	34.0 ⁹	14.1	11.2	9.8
Economically Active; Unemployed (Persons, Mar11) ^{1 7}	%	0.6 ⁹	2.4	3.3	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent (Persons, Mar11) ^{4 7}	%	19.1 ⁹	17.0	16.4	15.2
People aged 16 and over with no formal qualifications (Persons, Mar11) ^{4 7}	%	20.4 ⁹	21.1	20.7	22.5

Appendix 4 - Listed Buildings and Monuments



DESIGNATED HERITAGE ASSETS - LISTED BUILDINGS AND MONUMENTS IN THE PARISH OF LUPPITT	GRADE
ANTELOPE COTTAGE	II
APPLE TREES	II
BARBERS F/HOUSE INCL STABLE BLOCK ADJOINING W, BEACON	II
BARN FARMHOUSE INCL FORMER O/BUILDINGS ADJOINING W	II
BARNFIELD FARMHOUSE	II
BEACON, LITTLE THATCH, PRINGS COTTAGE AND WAINWRIGHTS COTTAGE	II
CHURCH - HAWKER CHEST TOMB AND RAILINGS APPROX 750MM S OF NAVE OF CHURCH OF ST MARY	II
CHURCH - HORWAY CHEST TOMB APPROX 1M S OF CHANCEL OF CHURCH OF ST MARY	II
CHURCH - ILLEGIBLE CHEST TOMB APPROX 5M E OF CHANCEL OF CHURCH OF ST MARY	II
CHURCH - ILLEGIBLE H/STONE APPROX 3M S OF CHANCEL OF CHURCH OF ST MARY	II
CHURCH - ILLEGIBLE H/STONE APPROX 3M S OF TOWER OF CHURCH OF ST MARY	II
CHURCH OF ST MARY	I
COMBESHEAD FARMHOUSE	II
CUCKOO COTTAGE, WICK,	II
FORD BRIDGE	II
GREENWAY FARMHOUSE	II*
HIGHER SHELVIN FARMHOUSE	II
HUGGINSWICK - BARN AND CIDER HOUSE ADJOINING W END OF HUGGINSWICK F/HOUSE WICK,	II
HUGGINSWICK (FORMERLY WICK FARMHOUSE) WICK,	II
LOWER SHELVIN FARMHOUSE	II
LOWER WICK FARMHOUSE (FORMERLY MOORSWICK)	II
LOWERTOWN COTTAGE	II
MATHAYES FARMHOUSE INCL FRONT BOUNDARY WALL	II
MOHUNS OTTERY - CIDER HOUSE APPROX 1.5M N OF MOHUN'S OTTERY F/HOUSE	II
MOHUN'S OTTERY FARMHOUSE	II
MOHUN'S OTTERY G/HOUSE AND FRONT GARDEN WALLS APPROX 5M S OF MOHUN'S OTTERY F/HOUSE	II*
MOUNTSTEPHENS FARMHOUSE INCL O/BUILDINGS ADJOIN TO NW	II
NO.1 POST OFFICE	II
NO.2 TOWN COTTAGE	II
PALMERHAYES FARMHOUSE, WICK	II
PILGRIM COTTAGE, LITTLE THATCH AND TAPSTERWATER COTTAGE	II
POUND FARM HOUSE - BARN AND O/HOUSE ADJOINING SE OF POUND F/HOUSE	II
POUND FARMHOUSE INCL FRONT GARDEN WALLS	II*
PULHAYES FARMHOUSE	II
PULMANS FARMHOUSE, BEACON	II
RED DOORS F/HOUSE INCL FRONT C/YARD WALL ADJOINING TO N, BEACON	II*
ROLLHAYES F/HOUSE INCL FRONT BOUNDARY WALLS	II
SHAPCOMBE FARMHOUSE	II
SHELVE COTTAGE	II
SMITHENHAYES FARMHOUSE	II*
STABLES, C/YARD AND BARN ADJ SE OF LOWER WICK F/HOUSE	II
STONEACRE - LINHAY ADJOINING NW OF STONEACRE F/HOUSE	II
STONEACRE F/HOUSE INCL BARN ADJOINING TO NW AND FRONT GARDEN WALLS	II*
TELEPHONE KIOSK APPROX 1M W OF NO.1 TOWN COTTAGE (THE POST OFFICE)	II

WAR MEMORIAL	II
WHITEHALL FARMHOUSE	II
WOODHAYES	II
WOODHAYES COTTAGE	II
WRENS, BEACON	II
Ancient Monuments:	
DUMPDON CAMP	
BOWL BARROW HARTRIDGE 360m EAST OF SHELVES FARM	

(Source: Devon County Council)

Appendix 5 - Traditional Local Building Materials

Materials commonly used in the construction of Devon heritage buildings

Cob	Soil/marl mudstone trampled and turned with straw and then tamped down in position to create wide walls.
Chert	A creamy coloured quartz stone similar to flint used as uncut rubble, or cut stone in higher status houses laid in courses and usually bedded in a lime mortar.
Flint	Used as uncut rubble or cut stone in higher status houses laid in courses and usually bedded in a lime mortar.
Marl mudstone	Local material used in cob walls.
Greensand	Local material used in cob walls.
Beerstone	Local quarried stone used to define features such as open fireplaces, window mullions and door jambs.
Hamstone	Local quarried stone used to define features such as open fireplaces, window mullions and door jambs.
Lime render	Lime render is a traditional exterior coating that originated before the modern coating techniques of the 20th century. It is a mix of lime putty and sand. Traditionally, lime render was applied to give protection to walls built of poor quality rubble, stone, porous brick or walls in exposed locations.
Pigment wash	Applied to the render and usually in soft cream or pink colour.
Thatch	Between a fifth and a quarter of all Britain's surviving thatch is in Devon, hence it was historically the most common roofing material used in this region. Most of it is combed thatch or combed cereal thatch (known locally as reed), a minority material confined to the South West and considered superior to the long straw thatching seen elsewhere.
Clay pantiles and slates	Replaced thatch, occasionally after a temporary covering of corrugated tin.
Timber Frame	Historically oak was the timber of choice for construction until the second half of the 18th century, when it became expensive. Consequently, the pine forests of the Baltic were sourced for an alternative supply and this is the very durable timber found in many buildings that date from 1750-1900. Locally, the span of roofs and ceilings was determined by the length of available timber much of which may already have had a use.

(Various sources)

Appendix 6 - Native Species

1. Trees and Shrubs

The aim with all planting should be to use species native or characteristic to the area. Native species reflect the semi-natural species of the area. Characteristic species include those that have been commonly planted in the area in the past. Alien species, particularly Leylandii, should be avoided, as they will be detrimental to the landscape. Once planting has been completed, subsequent management is essential; for example, weeding, thinning and protection from livestock and pests such as rabbits. The table below shows tree and shrub species that are recommended for planting in Devon. In selecting a suitable mix of trees and shrubs, consideration must be given to local landscape character and existing ground conditions.

Beech	small groups, copses, hedges upland areas, casts heavy shade
Blackthorn	woodland edges, hedges, scrub
Common Oak	woods, hedges valuable species for wildlife
Common Sallow	damp ground, hedges
Field Maple	lowlands, east part of the county
Goat Willow	scrub, hedges
Hawthorn	woodland edges, hedges, scrub
Hazel	woodland, hedges
Holly	woodland, hedges evergreen, shade tolerant
Rowan	upland woods, hedges
Scots Pine	woods, scrub
Sessile Oak	typical of uplands
Wild Cherry	lowland woods, hedges

(Note: To contain the spread of 'ash die back' disease, Ash trees can no longer be legally planted as at February 2021)

(Source: Devon County Council)

2. Devon Banks and Hedgerows³¹

The most frequent woody components of ancient hedges in the Blackdowns are generally a combination of Field Maple, Hazel, Dog Rose, Blackthorn, Hawthorn, Ash and Elder with occasional Elm, Oak, Holly, Spindle, Dogwood and Grey Sallow. An average of 7-10 woody species in a 30m stretch of hedgebank is common. Beech, which is not indigenous to Devon, is typically absent from these ancient hedges.

Modern hedges known to date from the parliamentary enclosure acts consist principally of Beech, Hawthorn (also known as Quickthorn) and Hazel, or perhaps Holly or Oak, with only 2-3 species per 30m stretch. Standard beech trees are a common feature of hedgebanks on the plateau of the Blackdowns where calcifuge (lime-hating) shrubs like Alder, Buckthorn, Gorse and Bilberry are occasional in hedges as remnants of former heathland.

The length of time a plant species has been part of the British flora is related to the number of invertebrates that feed on it. Oak, that is long established here, had 284 of the groups looked at, whereas the introduced Sycamore was found to have only fifteen.

Hedges are used not only to confine livestock and define boundaries but have been also a source of fuel wood, timber, shelter, herbs and fruit. Many of the coppice crafts, like hurdle making and supply of thatching spars, apply as much to hedge-laying as to woodland management.

From February and early March, the first wild flowers to appear in our hedgebanks include Dog's Mercury, Wood Anemones, Barren Strawberry, Hairy Bittercress, Lesser Celandine and particularly Primroses all of which are essentially woodland species for hedges are corridors of woodland.

In April and May comes the red, white and blue time, with Red Campion, Stitchwort and Bluebells in the hedges, when the first of the white umbels, Cow Parsley, appears. There are a number of viney, straggling and partly woody species that are well-adapted to hedges here. These include Honeysuckle, Bindweed, Old Man's Beard, Black Bryony and brambles. While most of the latter have been much used as sources of twine, native herbs including Sweet Violet and Lesser Celandine, or Pilewort, have uses as medicinal herbs and fragrances.

Among the rarer herbs of hedgerows in the Blackdowns are some that are persistent but strictly not native; these include Green Hellebore, Orpine and Lesser Periwinkle which have become naturalized from earlier cultivation as medicinal herbs or their use in local folklore.

(Source: Report prepared by David J Allen for the Blackdown Hills AONB)

³¹ See Devon Hedge Group website: <http://devonhedges.org/>

Appendix 7 - History of Luppitt Commons

In total there are just over 650 acres of Common Land in the Parish, with Hense Moor, Luppitt Common and Hartridge being the three larger areas, but also Wick Green, Wick Common and Ford Bridge being part of the total. All six areas together are generally referred to as 'Luppitt Commons', and several parishioners own properties or land with 'Common Rights' attached.

The beginning of what was later to become known as the Manorial System, in other words, the organisation of the Manor, owes its origin to the feudal system which dates back to the Saxon period. The Overlord was known as a Thane, later to become a Knight under the Normans. In the Medieval period up to the present day, the Knight was replaced by the Lord of the Manor. In the case of Luppitt Commons, the Lordship of the Manor is now vested in four Trustees (and a Custodian Trustee) who hold this office on behalf of all the Commoners.

In more recent times, until 1921, Luppitt Commons had been part of the Combe Raleigh Estate owned by the D'Oyly Barnard family. When this family sold the estate in 1921 it was broken up and the freehold of the Common Land (and Manorial Rights) was purchased by Mr John Madge of Chard. It was at this time that Dumpdon Hill Common was split up from the rest of the Commons (Luppitt, Hartridge, Hense Moor and the three smaller Commons), having been purchased by a Mr Jim Hussey of Honiton, later passing into the ownership of the National Trust. However, in 1959 Mr Madge sold the freehold of Luppitt Commons to Mrs Jessie Norcott, who then lived at Woodhayes. A few years later Mrs Norcott called a meeting of all Commoners and agreed to convey, by purchase, the freehold of the Commons to the Luppitt Commoners. The Commoners paid Mrs Norcott the sum of £800 for the freehold of the Commons the conveyance for the purchase was signed on 18 May 1960 and on the same day the Trust Deed was executed establishing the Trust which now owns the freehold on behalf of all Commoners.

During the Second World War, under the direction of the War Agricultural Department, parts of Luppitt and Hartridge Commons were ploughed up for cultivation. Areas which were cultivated then now remain as areas of pasture which are used for grazing, hay and silage to this day. Nevertheless, it was Trust Deed, dated 18 May 1960, which sets out the pattern of administration which, broadly speaking, exists to this day. An Annual General Meeting is held in October each year (advertised in the Luppitt Packet), at which time the Commoners are invited to elect their Chairman, Vice Chairman, Hon. Secretary and Hon. Treasurer (together, they form the four elected Trustees). In addition, a further six Commoners are elected, who together with the four Trustees, form the Trustees Committee, one of whom is required to be a 'non-grazier'.

The Luppitt Commons Trustees Committee is responsible for the administration of the Commons and the exercising of rights thereon, and aims to ensure that the Commons are managed and grazed in a fair and equitable manner for the benefit of all Commoners. There is, in addition, a Commons Management Committee, again elected at an AGM and consisting of a Chairman, Vice Chairman, Hon. Secretary and Hon. Treasurer, with nine further Committee Members. The Management Committee is responsible for the day-to-day management of that area of the Commons under cultivation and is accountable to the Trustees Committee.

Under the Countryside Rights of Way Act 2000, all of Luppitt Commons has now been designated 'open access land' over which members of the public are entitled to walk. There are also numerous public footpaths which cross the Commons.

(Source: Article written by Commons trustee Roger Brown)

Appendix 8 - 2018 Luppitt Parish Questionnaire Summary

Key output from the analysis by 'Transform Research Consultancy Ltd'

1. Matters considered to be of the utmost importance:

- Protection of the landscape and the natural environment
- Protection of the rural views
- Parish peace and tranquillity
- Water quality in the rivers, streams and ponds
- The use of 'brownfield' land over 'greenfield' land for any future development
- The use of safeguards additional to those in the Local Plan to control the design, scale, height, siting, colour, and screening of any future development in the parish.
- That any renewable energy installation should have low or zero visual impact upon the landscape and settlements and upon the road infrastructure.
- Implementation of a 'Green Code' for the parish
- That St Mary's parish church should be well maintained and kept open for use
- Keep open the various footpaths and bridleways that provide public access

2. Changes in parish land use that would be supported in principle:

- Small-scale affordable housing providing that genuine 'need' can be established
- Small-scale open market housing of one or two bed units
- Annexes to existing dwellings to benefit local families
- Farm dwellings subject to agricultural occupancy conditions
- Small-scale business units providing they offer local employment
- Conversion of redundant traditional stone farm buildings for employment use.
- Small-scale farm buildings
- Ecological and wildlife habitats
- Vineyards and orchards

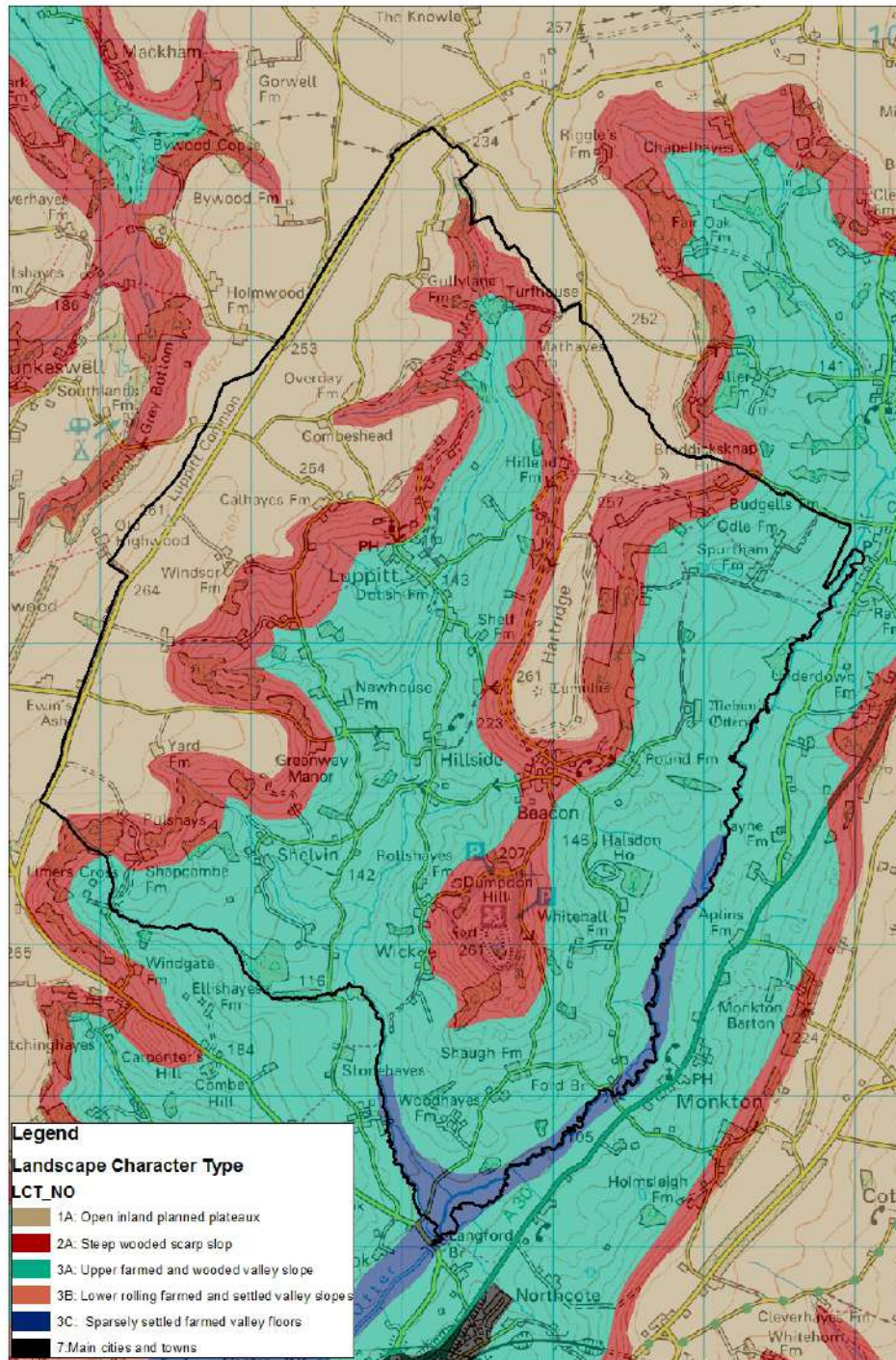
3. Changes in parish land use that would not be supported:

- The use of 'greenfield' land for development
- Any part of the parish becoming a Conservation Area
- New build offices, industrial units and holiday cottages
- Intense animal husbandry farm development
- Commercial glasshouses and polytunnels
- Growing food crops for biomass

Appendix 9 - Natural Parish Features

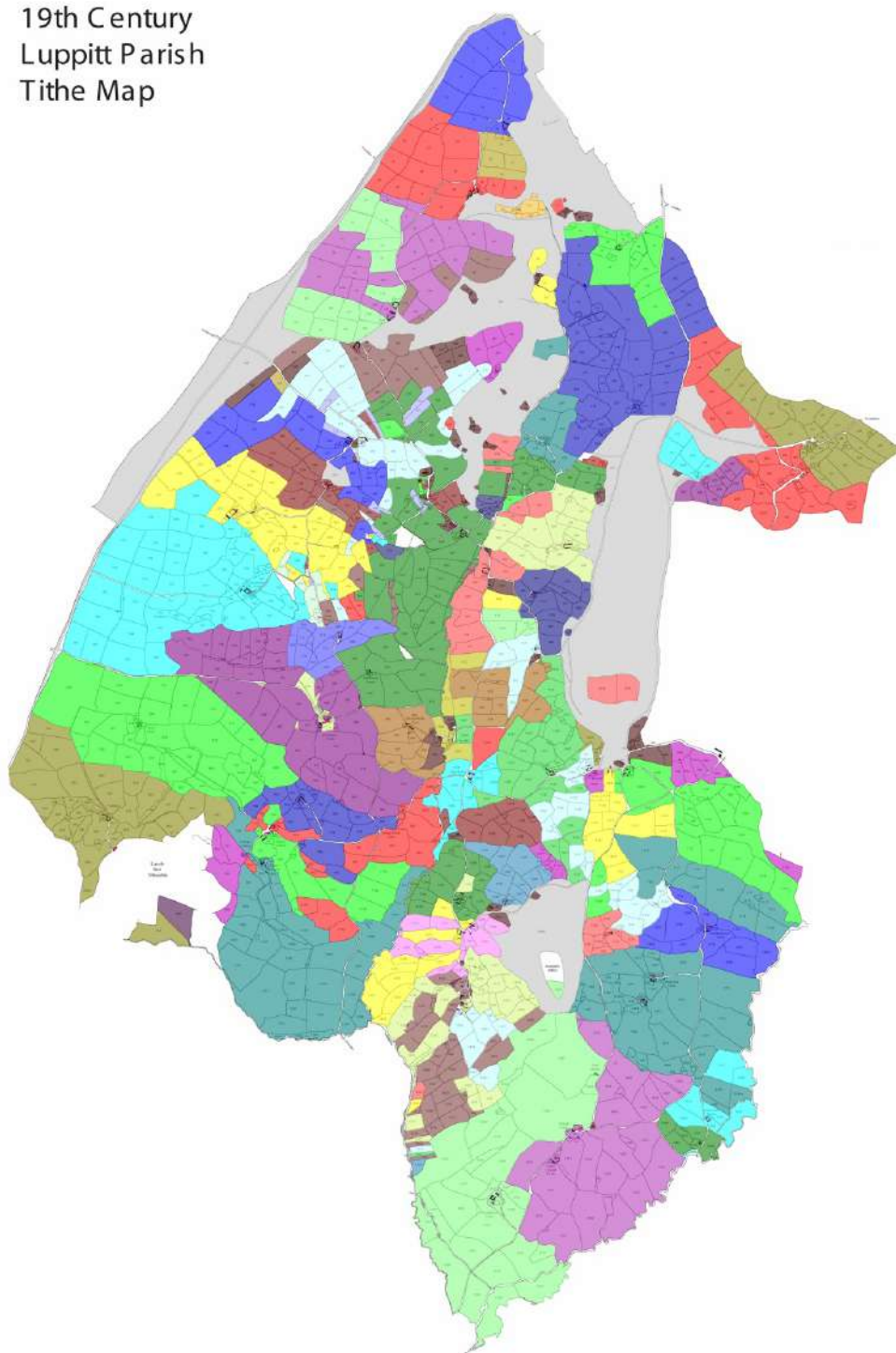


Appendix 10 - Landscape Character

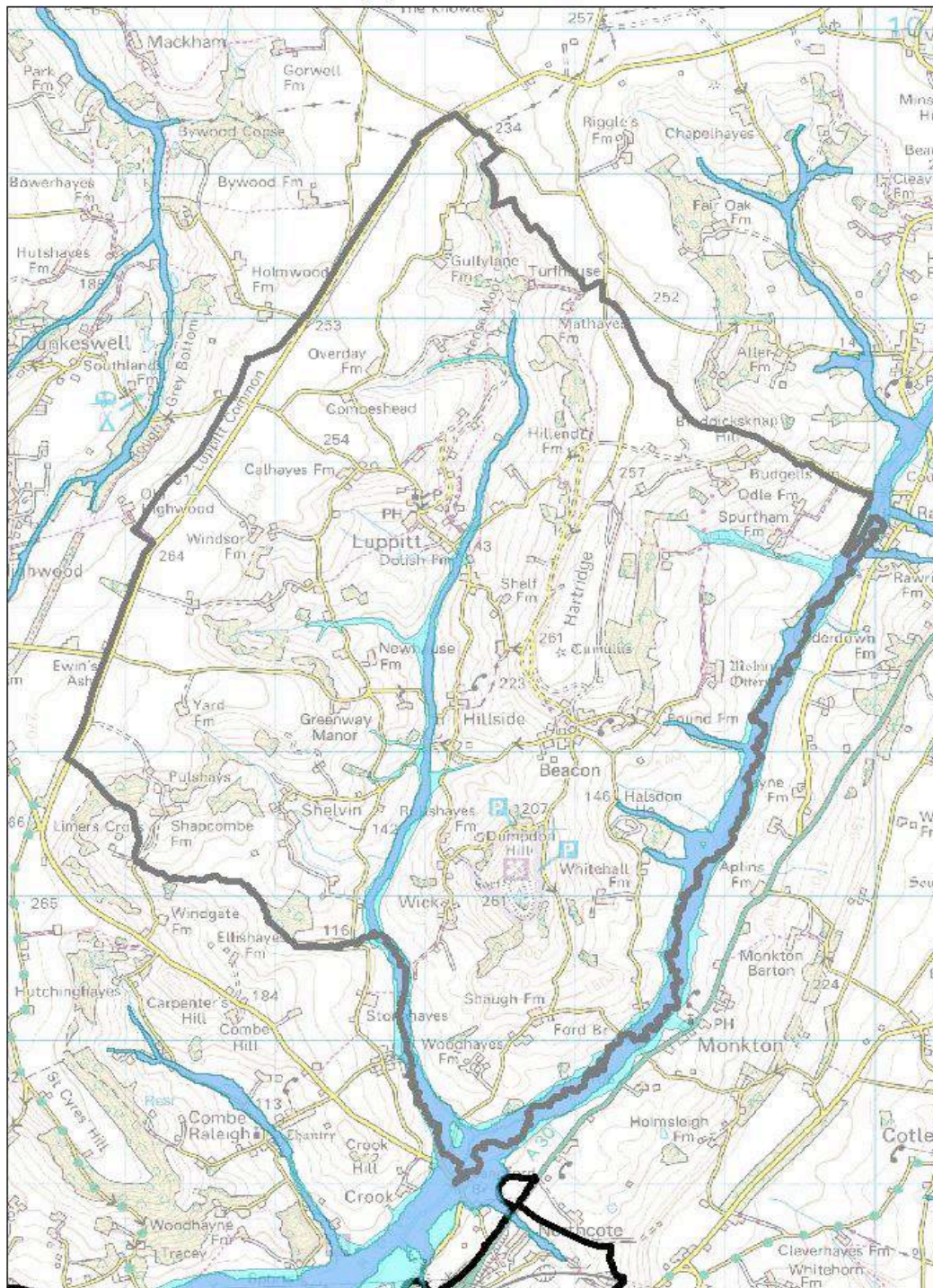


Appendix 11 - Parish Tithe Map

19th Century
Luppitt Parish
Tithe Map



Luppitt flood risk



Legend

- Flood Zone 3 - Flooding from rivers or sea without defences
- Flood Zone 2 - Extent of extreme flood

Appendix 12 - Parish Flood Map

Appendix 13 - Agricultural Buildings

EDDC Local Plan Extract:

Development Management Policy D7

Agricultural Buildings and Development

'New agricultural buildings and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts will be permitted where there is a genuine agricultural need for the development and the following criteria are met:

1. It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.
2. It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.
4. It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.
5. It will not lead to an unacceptable increase in traffic on the local highway network
6. All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.

Proposals for the development of new large-scale buildings for livestock or for other use that could have polluting impacts should be accompanied by a Waste Management Plan'.

(Note: Item 3. not present in Local Plan text)

Appendix 14 - Farm Workers' Dwellings

EDDC Local Plan Extract:

Development Management Policy H4

Dwellings for Persons Employed in Rural Businesses

'Permission for dwellings in the countryside for new agricultural or forestry workers or people employed in rural businesses or activities will be granted where the proposal fully satisfies the following:

1. There is a proven and essential agricultural or forestry or rural business need for the occupier of the proposed dwelling to be housed permanently on the unit or in the specific rural location for functional reasons and the size of the proposed dwelling is commensurate with the scale of the established functional need. Where this need is unproven or a new business is being established a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will normally be permitted for a period of three years, subject to meeting relevant criteria detailed below.
2. In the case of a permanent dwelling, the rural business has been operational for a minimum of three years, it is demonstrable that it is commercially viable and has clear prospects for remaining so.
3. In the case of a temporary dwelling, a financial assessment, specifically in the form of a business plan setting out projected future operations, must demonstrate future operational viability.
4. The qualifying test of occupancy must involve at least one occupant being employed full time in the relevant rural business. Two occupants in partnership can meet the condition so long as their joint weekly hours equate to a full working week
5. There are no buildings on the operational holding suitable for conversion to meet the residential need or existing dwellings available now or likely to be available within a nearby location or settlement. Sale within the last three years of any dwellings or buildings suitable for conversion will be taken into account and will count against 'need' in the assessment carried out.
6. Any permission granted will be subject to an occupancy condition tying it to the relevant business on the proposed dwelling and where appropriate, any existing dwelling on the farm holding.

Applications for extensions to, or replacement of, agricultural or forestry workers dwellings (other than where minor works are proposed commensurate with the scale and needs of the business) will require a reassessment of need.

Any permission granted will be tied through legal agreement to the agricultural holding.'

Appendix 15 - Re-use of Traditional Farm Buildings

EDDC Local Plan Extract:

Development Management Policy D8

Re-use of Rural Buildings Outside of Settlements

The re-use or conversion of buildings in the countryside outside Built-up Area Boundaries will be permitted where:

- *The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.*
- *The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;*
- *The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;*
- *The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;*
- *The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.*

For residential proposals it must also be established that:

- *the traditional building is no longer required for agricultural use or diversification purposes; and*
- *that its conversion will enhance its setting (e.g. through removal of modern extensions and materials, outside storage, landscaping etc);*
- *development is located close to a range of accessible services and facilities to meet the everyday needs of residents.*

Residential use will be expected to comply with the affordable housing and, open space and education provision policies of the Plan.

Applications for the re-use of rural buildings should be accompanied by the results of a combined bat and barn owl survey together with a heritage survey and heritage statement where appropriate. Furthermore, provision for barn owls should be incorporated into all rural barn conversions, within 1 kilometre of sightings of barn owls or signs of their activity. Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development. Where a proposal involves the re-use or conversion of agricultural buildings and the proliferation of any replacement or new buildings would have a serious detrimental effect on the landscape, permitted development rights will be withdrawn for new farm buildings on the relevant part of that particular agricultural unit or holding. In determining proposals to convert a building constructed using agricultural permitted development rights, account will be taken of the extent to which the building has been used for its original purpose.